



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: April 2, 2015

To: Robert Best, Chairman, & Members, Planning Board

From: Donna F. Pohli, Assistant Planner

Subject: **Regional Impact Recommendations –Button Homes Subdivision and Anheuser-Busch**

As discussed at the 12/2/14 meeting, please find this memo as the staff recommendation on the Regional Impact determination for the Button Homes Subdivision plan and the Anheuser-Busch site plan. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

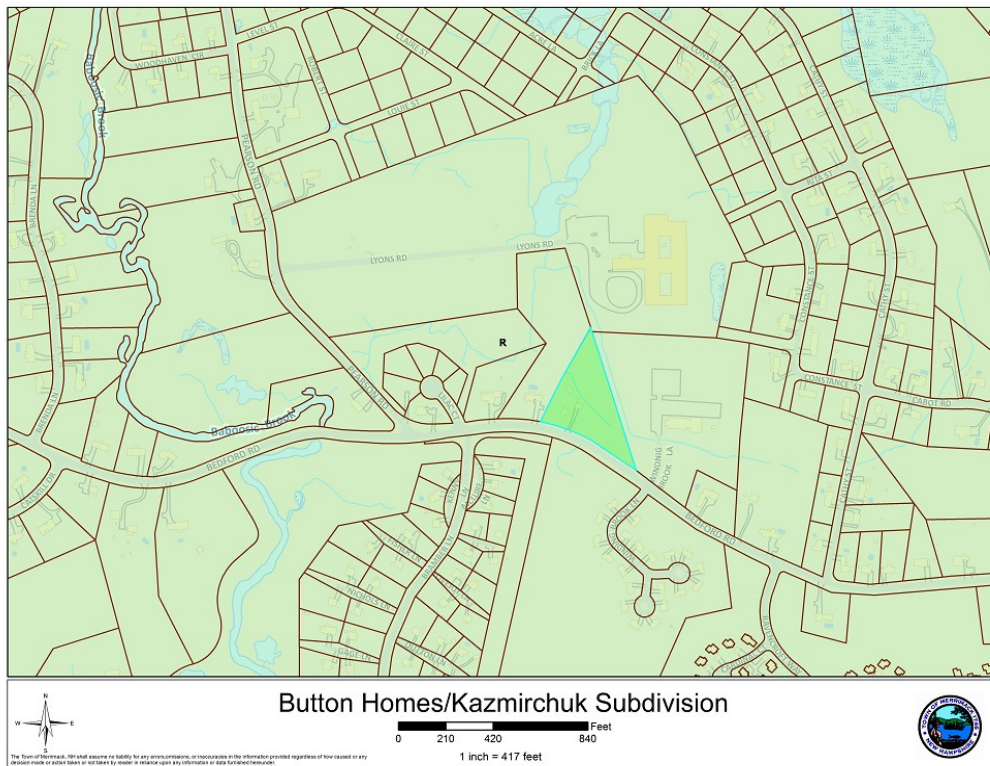
As a reminder, the general criteria considered by staff in making this recommendation are:

- *Is the proposed development directly adjacent to a municipal boundary?*
- *Is the proposed development located within 1,000 feet of any aquifer or surface waters that transcend municipal boundaries **and** there will be either a large water withdrawal (defined as 57,600 gallons by NHDES) **or** there will be indoor, outdoor, or underground storage of chemicals or other potential pollutants?*
- *Is the proposed development creating a new road or a point of access between municipalities?*
- *Is the project a proposed non-residential development that will generate 500 or more vehicle trips per day into an adjacent community as determined by the most recent published version of the ITE Trip Generation Manual?*
- *Is the proposed development of 100 or more residential dwelling units where any portion of the development is within 1,000 feet of a municipal boundary?*
- *Is the proposed development anticipated to have emissions such as light, noise, smoke, odors, or particles that may impact a neighboring community?*

Projects Summary:

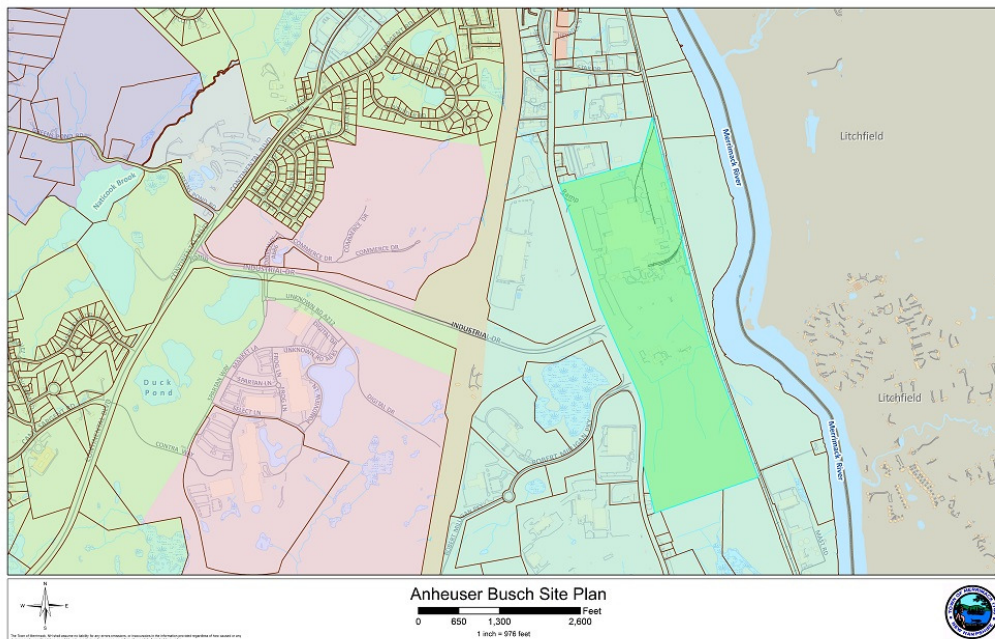
Button Homes, LLC. (applicant) and Donna Kazmirchuk (owner) – Review for acceptance and consideration of Final Approval for a minor subdivision of one lot into two single-family residential lots located at 71 Bedford Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 6D, Lot 090.

The project proposes to subdivide one 2.28- acre parcel into 2 residential lots.



Anheuser-Busch, LLC. (applicant and Owner) – Review for acceptance and consideration of Final Approval for a site plan application to construct three building additions totaling 55,100 s.f. and associated site improvements at the existing brewery. The site is located at 221 D.W. Highway in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard Areas. Tax Map 3D/031.

The project proposes an additional 50,000 s.f of warehousing and packaging and 5,100 s.f. for brewing. Site improvements associated will be parking, underground utilities and a subsurface stormwater management area. The three additions will comprise 8.7% of the existing 632,000 s.f. facility.



Recommendation:

Staff recommends that the Board *determine that these projects are not of Regional Impact*, as they do not meet the criteria discussed by the Board on 12/2/14.

cc: Tim Thompson, AICP, Community Development Director
Jillian Harris, AICP, Planning & Zoning Administrator
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